



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

April 14, 2015

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on April 14, 2015 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:32pm.

Commissioners Present: **Chair** Kennedy, **Vice Chair** Leahy, Finch, Kabriel, Phillips, Zeno

Commissioners Absent: Toews

Staff Present: Craig-Historic Preservation Officer

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the authority of the land use articles and administered the oath en mass to all persons intending to testify at the hearing.

C. ANNOUNCEMENTS

Ms. Craig announced that Ms. Giguere was invited to the meeting to provide a project update on the Maynard-Burgess House. Ms. Giguere discussed a PowerPoint presentation that described the efforts to document and reproduce what currently exists as it relates to the condition of the siding on the Maynard Burgess House. She explained that the contractor is mapping the siding locations and numbering them in order to keep a good record of the existing siding. This information will be kept in a spreadsheet for an accurate accounting of existing condition and indicators are located on the elevation drawings so will connect to the key diagram in the database. She went over photographs that show the process of removing the siding from the house. The estimated date of completion will be the end of May 2015. The presentation also showed the reinstalled siding work that occurred on the rear of the house.

Ms. Craig reported on the signage at St. Anne's Church explaining that she received an email confirming that the signage will be removed from the fence and that the applicant will inform the facilities/maintenance staff that any temporary signage requests should be submitted to Planning and Zoning for approval.

D. VIOLATIONS

There were none.

E. CONSENT DOCKET

- 2. 212 A King George Street** – David Dewalle – Enclose existing screened porch. (**Approved as submitted**)
- 3. 213 Hanover Street** – Hal Quale/Quale & Company – Construct Brie Soleil above doors on back deck. (**Approved as submitted**)
- 4. 5 Church Circle/BB&T Bank** – Replace existing and install new stainless steel night depository head in brick masonry wall. (**Approved as conditioned in the staff report**)
- 5. 151 Main Street** – Mark Hall/Realistic Builders – Restore existing windows and sign area above ground floor display windows and replace rotten siding below display windows. (**Approved as conditioned in the staff report**)

Vice Chair Leahy moved to approve the applications for 212A King George Street and 213 Hanover Street as submitted and also the applications for 5 Church Circle and 151 Main Street as conditioned in the staff reports. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 6-0.

F. NEW BUSINESS

1. 98 Duke of Gloucester Street – Jim Bowersox – Construct second floor rear addition and new rear deck.

Mr. Plitt received comments from staff and made adjustments to the application to address them. The comments related to the step back in the roof, the applicant has agreed to provide a 4" step back in the roof; the neighbor has removed the tree; and the applicant will submit a plat/plan of the mechanical equipment location that is proposed to be located at the interior side of the house.

Staff: Ms. Craig restated her written staff report and recommended approval of the application as conditioned in the staff report. She briefly discussed the need for the curb cut is to address access issues but deferred to the applicant for an explanation. Mr. Bowersox explained that the distance between the two existing driveways leaves enough room for only one and half parking spaces because it is only 30-feet so there is legitimately not space for two parking spaces.

Public: Public testimony opened at 8:16pm and no one from the public spoke in favor or opposition to the application so **Chair** Kennedy declared the public testimony closed at 8:16pm.

Commissioners: The HPC asked the applicant several questions regarding the architectural proposal of the application. A majority of the commissioners believe that the curb cut is compliant to the guideline C.10 so would approve it.

The following Commissioners made a site visit on this application.

Name
Kennedy, Finch, Kabriel, Zeno, Leahy

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application 3/2/15
B	Staff Report dated 4/9/15
C	Dowling Memo dated 4/9/15
D	Architectural Rendering of Views from Duke of Gloucester Street

Vice Chair Leahy noted that whereas the application for 98 Duke of Gloucester Street as amended complies with HPC guidelines B.1, B.2, B.4, B.6, B.8, C.4, D.1, SOI #9 and #10, D.2, D.9, D.10a, D.15, D.16, D.18, D.23, D.24, D.28a, D.28b, moved approval subject to the strips on the driveway be brick; that staff be delegated exterior lighting for approval and the drawings that illustrate the slight stepping of the roof be provided for the file. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 6-0.

6. 122 Main Street – Cathy Cherry/Purple Cherry Architects – Construct a single story commercial shell with a two story facade.

Ms. Purple Cherry explained that this is an application for a one story structure and have made adjustments to the project to address the HPC comments.

Staff: Ms. Craig restated the written staff report and recommended conditional approval subject to the conditions detailed in the April 9, 2015 staff report.

Public: Public testimony opened at 9:00pm and no one from the public spoke in favor or opposition to the application so **Chair** Kennedy declared the public hearing closed at 9:01pm.

Commissioners: The HPC asked several questions of the applicant regarding specific aspects of the application.

The following Commissioners made a site visit on this application.

Name
Kennedy, Zeno, Finch, Phillips, Leahy

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application dated 3/5/15
B	Staff Report dated 4/9/15

Vice Chair Leahy noted that whereas the application for 122 Main Street as amended to include that the single transom over the side door and change in brick detailing, complies with HPC guidelines B.1, B.2, B.3, B.4, B.8, B.10, B.11, D.1, SOI #8 and #9, D.10b, D.14, D.19, D.28c, D.35 and E.1, moved approval subject to the conditions as noted, that the applicant provide product samples to include brick and mortar, type and color, precast coping and seal; metal parapet cap; mesh panel; large infill panel with mill grade and finish on storefront; that the span drum material specification indicate that they be brought back to a future meeting for review; delegate to staff review of the mechanical equipment specification location and exterior lighting into soffit; and a report on the archaeological phase one assessment for an archaeologist. Ms. Phillips seconded the motion. The motion passed unanimously in a vote of 6-0.

G. ADJOURNMENT

With there being no further business, **Vice Chair** Leahy moved to adjourn the meeting at 9:20pm. Ms. Finch seconded the motion. The motion passed unanimously in a vote of 6-0.

The next meeting is scheduled for April 23, 2015 at the City Council Chambers.

Tami Hook, Recorder